TABLE

O F

REDEMPTION.

Shewing at one VIEW

In what Time the Principal and Interest of any DEBT from Three to Six per Cent.
may be discharged, by any FUND producing
Yearly from Three and a Half to Twelve per Cent.

WITH

Other ESTIMATES and REMARKS relating to the Present State of our Publick DEBTS.

Humbly offer'd to the Confideration of

The Honourable House of Commons.

By T. W. F. R. S.

LONDON:

Printed by W. WILKINS in Little-Britain; And Sold by
J. ROBERTS in Warwick-Lane. M.DCC. XVII.

(Price Six-Pence.)

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REDEMPTION



HE Use of the following Table is for the more ready forming, examining and altering at pleasure, any Schemes that may be made for discharging the Publick Debts; whereby Parliamentary, of other Committees, as well as particular Persons, may find by Inspection, the Effects of any such Models, without adjourning themselves, or retarding their Conferences, for tedious Calculations to be made on every Proposition.

The Bulk of the said Debts may be considered under this general Distinction, viz. First, Of Debts, whereof the principal Mony remains due, in order to a Redemption; and such I take to be the Sums advanced, with their Premiums of about 30 per Cem. on the several Lotteries, (except that of 1710, which is an Annuity for 32 Years certain;) the Sums due to the several incorporated Companies, Exchequer Bills, &c. some of which are redeemable on Demand, or a Year's Notice, others after a certain Term; together with Desiciencies and other Debts unprovided for

The other Sort are Delics, whereof the Principal Mony is funk, by being converted into Annuities for certain Terms of Years, mostly for 99 Years, or Lives and Survivorships for the Residue of 99 Years after those Lives; these are therefore call'd Debts unredeemable, which however is not to be understood to preclude a voluntary Redemption by Consent of Parties; in order whereto, they are such to be reduced to principal Sums of Mony by a Valuation, at so many Years Purchase as are equivalent to the Annuities; of which more afterwards. And thus they become Debts of the former Denomination.

Granting therefore that all Publick Debts, to which Funds are appropriated, that produce yearly more than the Interest, in order to a gradual Redemption, are of the Nature of private Debts on Mortgages; and that the Creditors ought to account in the same Manner as Mortgages in possession do for Rent and Interest in Chancery, by applying the Overplus of the Rent above the Interest, as fast as received, in discharge of the Principal; which is more equitable to be done in behalf of the Publick, for that the Payments made by private Persons are commonly in small fractional Sums, whereas the Publick Payments, if to Societies, are usually in large Sums; if to particular Persons, by putting their Payments in Course, are in discharge of the whole Debt at once. I have therefore, on the Foot of the Chancery Method of accounting, calculated the following Table; the Form where-tof, the somewhat new, is made very intelligible by this short Explanation.

The

The EXPLANATION of the TABLE.

By the Word Annuity, at the Head of the first Column, is meant the yearly Produce of any Fund, or Rent of mortgag'd Lands, or other Profits whatsoever, apply'd to the Discharge of the Principal and Interest of any Debt; which yearly Income is therefore supposed to exceed the Interest of the Debt.

By Annuity per Cent. is meant fo much thereof as answers to every 100 1. of the

Debt, rating it in the same Manner as Interest-Mony is rated.

The Second Column, containing fuch Interest per Cent. as the Debt carries, needs

no Explanation.

The next Three Columns contain the Time in Tears, Months and Days, in which any Debt upon the given Rates of Annuity and Interest found in the two first Columns will be discharg'd by yearly Payments of the Annuity. The Three next Columns contain the Time in which the same Debt will be discharg'd by half yearly Payments: And the Three last Columns the Time of its discharge by quar-

terly Payments.

As for Instance: To know in what Time a Debt of 200 l. carrying 5 per Cent. Interest, and having 16 l. per Annum Rent, or Annuity, apply'd to the Payment, will be discharg'd; 16 l. being 8 per Cent. on the Debt; find 8 in the 1st Column and 5 in the 2d, and in the rest of the Columns over against 5, you'll see the Time of Discharge, viz. in 20 Years, 1 Month and 7 Days, by yearly Payments; in 19 Years, 10 Months and 10 Days by half yearly; and in 19 Years, 8 Months and 26 Days, by quarterly Payments. Also a Debt of 300 l. having 24 l. per Annum Annuity, and 5 per Cent. Interest, will be discharg'd in the same Time, 24 l. a Year being 8 per Cent. on 300 l. Thus in the Lottery of 1711. whereby the Government became indebted to the Adventurers the Sum of 1928500 l. at 6 per Cent. Interest, and appropriated 135000 l. per Annum for its discharge; which is about 7 per Cent. on the Debt: It appears by the Table, over against 7 in the 1st Column and 6 in the next, that the Debt would be discharg'd in 33 or 32 Years and upwards, according as the Payments are made, yearly, half-yearly, or quarterly; and therefore that Fund was appropriated for 32 Years to that Use.

This Table will therefore appear peculiarly useful in answering all Demands about the Time requir'd for the Discharge of any Debt, and what Annuity and Interest is necessary for the same on any Scheme produc'd, and on any Alterations made at Pleasure therein, by adding or substracting so much per Cent. to or from the Rate of Interest or Annuity, or both, as shall be thought sit, and that by Inspection only; whereby such Debts as have more or less Merit, or such as it shall be thought adviseable to discharge sooner or later, so as to take off or continue the Funds that are more or less burthensome to the People, or otherwise in-

convenient, may be consider'd and provided for accordingly.

Thus for Instance: In the South-Sea Debt, which has an Interest of 6 per Cent. and the Produce of the Fund supposed to be equal thereto; if 1 per Cent. be taken from the Interest, the Debt will be discharged by yearly Payments, in 36 Years, 8 Months and 21 Days; if 1 per Cent. be likewise added to the Fund, so that the Fund be 7 and the Interest 5 per Cent. 'twill be discharged in 25 Years, 8 Months and 4 Days; if the Fund be 7 and the Interest 4, 'twill be done in 21 Years, 7 Months and 7 Days; and by half yearly or quarterly Payments, sooner, as appears

by the Table.

And here I shall take Notice of one Remark to be made from the Table, viz. That an Addition to the yearly Produce of the Fund, whether by a more frugal Management, a more equal and impartial Assessment, more strict and regular Accounting, or by an Increase of the same, or Addition of other Funds, or otherwise, has a greater Essect towards the Discharge of a Debt, than an equal Abatement of Interest. Thus in the foregoing Instance of the South-Sea Debt: If 1 per Cent. be abated of the Interest, the Debt will be discharged, as before, in 36 Years, 8 Months, and 21 Days; but if the Interest be continued at 6, and 1 per Cent. be

added to the Fund, 'twill be paid off in 33 Years, 4 Months, and 22 Days; befides, that the Encrease of the Funds will it self be a Means of falling the Interest of Mony.

We have therefore this Consolation under the Pressure of the Publick Debts necessarily contracted, by applying a Part to preserve the Whole, that we are govern'd by a Prince and a Legislature, who are sensibly touch'd with this heavy Burthen, and will therefore no doubt make use of all just Methods for improving the Funds, as well as lowering the Interest of Mony for the speedy Discharge thereof. And, as a farther Means indispensibly necessary to the obtaining this great End, it were to be wish'd, that Gentlemen of Fortune and Interest would be perswaded, for their own Sakes, to consent to a more considerable and equal Taxation of themselves, by charging their Superfluities, or otherwise; the good Effects whereof would circulate and redound to their own Benefit, equal to the Charge; for 'tis easy to conceive, that a considerable Sum of Mony raised by this Means, in order to make Tenders of Publick Debts in good earnest, would effectually lower the Interest of Mony, which is not so well done by Force, and thereby advance Trade, raise the Value of the Product of Lands, as well as the Lands themselves, secure their Properties by strengthning his Majesty's Government, and putting the Nation in a Condition to provide against any Insults that may be offer'd from other Powers, who are getting out of Debt by such large and extraordinary Steps, some of which cannot be proposed to be taken in a free State.

And for answer to those that clamour against Redeeming their Debts, or falling the Interest of their Mony by any equitable Methods, alledging the Hazard they ran by lending it in Times of Danger; they ought to remember, that both themselves and their Essects were embarqu'd in the same Danger, and by putting their Mony in the Hands of the Government at that Time, it became an Instrument of preserving it self, and saving its Proprietors from otherwise inevitable Slavery and Ruin; besides, they would deny the Government the common Privilege that private Mortgagees have, of Redeeming at pleasure, and taking up the same Mony at

any easier Rate elsewhere.

Avoiding therefore all chimerical Projects of paying Debts without Mony, and as a Motive to the advancing and improving the Publick Funds, by the equitable Methods before hinted at, I shall endeavour to form a short Estimate of the whole Debts, distinguishing those that are not Redeemable, or at a low Interest, or not to be paid off till the Expiration of a certain Term of Years, from those that are Redeemable on Demand, or a Year's Notice, and at a high Interest; and then give Instances in how short a Time the latter may be discharged upon several different Rates of Annuity and Interest per Cent. on the Debts, which farther exemplifies the Uses of the said Table: In which Estimate a minute Exactness cannot be expected, unless the Quantum and Nature of the Debts were perfectly known, together with the Surplus and Desiciencies of the Funds, as also the Debts unprovided for; but as those come to be better known, the Estimate may be corrected at Sight by the help of this Table.

In order to this I shall, in the first place, lay down the following Scheme of the Lotteries.

Market Committee of the

B

An

n Account of the Lotteries established by Act of Parliament for Thirty Two Years from the Commencement of each, subcreef the Principal is to be paid in part Yearly, according to Course; except that of the Year Seventeen Hundred and Ten, whose Principal is surk, and turn'd into an Annuity certain for that Time.

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are the Annairies for 99 Years, the Debts that remain to be confi An Abstract of the unredeemable Debts, and of fuch as carry but a per Cont. Interest, & are not to be redeemed till the Expiration of a certain Term, with the respective Rates of Interest. Note, The Values of the Annuities are charg'd at the Sums advanc'd, viz.

referr there of structly need this Font I have therefore events	Debts due or Sums advanc'd.	Rate of Incer
The 99 Years Annuities of ———————————————————————————————————	हमार् नहार (व कोडा	47
The Lottery of 1710 135000 l. per Annum Annuities, the Eighth of Queen Anne 81000 l. per Annum These are Annuities of 9 per Cent. on the Sums advanced for 22 Years certain, of which about 24 Years are to come.	900000	100
The Civil-List Lottery 35000 1. per Annum. The Benefits of the Lottery 1714. 38704 1. per Annum. These being at a low Interest, are supposed to need no Alteration.	719040	4
Debt to the Bank, with 4000 l. per Annum, for Charge of Management, redeemable on a Year's Notice, after the 1st of August, 1742. Debt to the East-India Company, redeemable at 3 Years No-7	1,600000	6
tice after the 25th of March, 1726.	3,200000	5
to alle the constants such that the the transfer of Totales of the	18,578,842	bet :

An Abstract of the Debts redeemable, which earry 5 and 6 per Cent. Interest, with the Annuities arifing from the respective Funds appropriated thereto, and the several Rates of Interest annext, viz.

mayo of the Ductors, who is to reseem from Debts; as Redemonies of lingle Sums of Money; and therefore it to the Fills will the one, to tread of administration	Debts due.	Annuities appropriated thereto:	Race of Inter.
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Circulation of Exchequer-Bills 45000 l. and Ma-7 nagement 8650 l and to the South-Sea Com-	12 Purchase	81650	Year
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I have apportioned the Annuities, payable for the Blanks and Prizes of the fast Lottery, according to the Amounts of each, and the different Interests payable thereon, that so all the Debts at above 4 per Cent. Interest, that are now Redeemable, may stand together with their proper Funds. I have also charged one half of the Bankers Debt at 6 per Cent. because the whole carries 3, and is Redeemable on paying a Moiety.

Now the total Amount of these Debts being 32,890080 l. and the total Amount of appropriated thereto being 2,110167l. when the Desiciencies are made good, which is very near 6 and a half per Cent. of the Debt; if the Interest on the Whole be reduced to 7 per Cent. it appears by the Table they would be discharged by yearly Payments, in 30 Years and 20 Days; if reduced to 4 per Cent. in 24 Years, 4 Months and 10 Days; and if 1 per Cent. be added to the yearly Fund, which is 326900 l. per Annum, the Debt carrying 5 per Cent. Interest, it would be cleared in 22 Years, 6 Months and 6 Days; and at 4 per Cent. in 19 Years, 5 Months and 5 Days; and by half yearly or quarterly Payments sooner, as in the Table: So great is the Advantage of improving the Funds. Thus many more of the like Suppositions may be sormed and proving the Funds. Thus many more of the like Suppositions may be form'd and answered by this Table at one View.

The Debts that remain to be confider'd, are the Annuities for 99 Years, which have in a Medium about 85 Years to come; and being subject to at least a voluntary Redemption; in order whereto, they are, in the first Place, to be reduced to principal Sums of Money, which is usually done by a Valuation at so many Years Purchase as are equivalent to the Number of Years to come, discounting for the Delay at the present Rate of Interest; upon this Foot I have therefore calculated the following short Table to value them by, according to the common Form, viz.

A Table of the present Values of Annuities for 70 Years to come, and upwards in Years Purchase, at the following Rates of Interest.

Years to	000	Years Value at the Rates of Interest of										
come.		4 per Cent.	4 perCent.	5 per Cent	5 per Cent.	6 per Cent.	6 per Cent.	7 per Cent.				
70		23.2045	21,2021	10.2427	17,7532	16,3845	15.1072	14.1604				
- 75	-	23,6804	21,4036	19,4850	17,8540	16,4558	15 2479	14,1964				
80	-	23,9154	21,5653	19,5965	17,9310	16,5091	15,2848	14,2220				
85	-	24,1085	21,6951	19,6838	17,9898	16,5489	15,3118	14,2403				
90	-	24,2673	21,7992	19,7523	18,0350	16,5787	15,33:5	14,2533				
99	-	24,4852	21,9376	19,8403	18,0911	16,6146	15,3545	14,2681				
Perpe-	-	25,	22,2222	20,0000	18,1818	16,6666	15,3846	14,2875				

Those that do not understand Decimals are to be inform'd, that the two Figures. before the Comma, are so many Years; the next Figure after is so many 10ths of a Year; the rest may be neglected, unless extraordinary exactness be requir'd; only if the 2d Figure after the Comma be more than 5, add 1 to the next before it, so the first Number may be read 23 Years Purchase and 4 Tenths.

By this Table it is to be observed, that the Falling of Interest increases the Value

of Annuities, to the Disadvantage of the Debtor, who is to redeem such Debts; as it is his Advantage in the Redemption of fingle Sums of Mony; and therefore low Interest, as it is a Benefit to the Publick in the one, so 'tis a Loss in the other. Indeed the taking up Mony at the fame low Interest, for redeeming Annuities, at which the Annuities are valued, is some Compensation, but not equal to the Loss; and it may be of some Use to observe the Difference of Redeeming at a high and low Interest, by Mony borrow'd at the same Rate of Interest; in doing of which, I shall make Use of both Tables. Thus supposing an Annuity of 100 Per Ann. for 85 Years to come, were to be redeemed at 4 per Cent. the Value thereof by this Table is 2410 l. 171. at 24 Years Purchase, and little more than one Tenth; and the same Mony to be taken up on a Mortgage or Fund, producing yearly 6 per Cent. on the Debt, which is 144 l. 131. per Ann. it appears by the larger Table, that a Debt at 4 per Cent. Interest is paid off by a yearly Fund of 6 per Cent. in 28 Years; but if the same 85 Years Annuity were redeemed at 5 per Cent. Interest, which is 19 Years Purchase, and about Two Thirds, amounting to 1968 l. 8 s. this Sum being taken up at 5 per Cent. the same Fund of 144 l. 12 t. per Ann. being this Sum being taken up at 5 per Cent. the same Fund of 1441. 13 s. per Ann. being about 7 per Cent. on this Debt, would discharge it in 25 Years, 8 Months; so that here are 2 Years and 4 Months more Time sav'd by doing it all at 5 per Cent. than at 4, and much more would be sav'd by doing it at a higher Interest.

Therefore it's humbly submitted, whether it may not be adviseable to prescribe certain Rates, at which the Persons concern'd in the several different Interests of Lives, Survivorchips, and entire Annuities, may come in and take their Mony before the Values are too much advanced by the Fall of Interest, which is like to be the otherwise good Consequence of Redeeming the rest of the Debts.

N. B. To find exactly how much per Gent any Annuity is to the Debt, add 2 Cyphers to the Annuity and divide it by the Debt, and the Quotient answers the Question; which if it happen to be a Fractional Sum, differing from any in the 1st Column in the Table, observe the 2 Figures in that Column between which it falls and its proportion to them; as also the Times answering to those a Figures, and take a like proportional Sum between those Times for the Time required: Thus 8 three quarters per Cent, falling between 8 one half and 9, if the Interest be 6 per Cent the Times are 18 Years, 10 Months, 7 Days, and 21 Years and 1 Day, and the Medium between them about 19 Years, 11 Months, answering to 8 three quarters per Cent. Annuity. and said fortist in ventant and I about on Annuity

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